

Certificate of Notice Page 1 of 3
 United States Bankruptcy Court
 Eastern District of Pennsylvania

In re:
 Rhonda M Stratton
 Debtor

Case No. 18-12684-jkf
 Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: ChrissyW
 Form ID: pdf900

Page 1 of 1
 Total Noticed: 2

Date Rcvd: Aug 07, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 09, 2019.

db +Rhonda M Stratton, 3308 Haverford Avenue, Philadelphia, PA 19104-2021
 cr +MTGLQ INVESTORS, L.P., P.O. Box 10826, Greenville, SC 29603-0826

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
 NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 09, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 7, 2019 at the address(es) listed below:

BRIAN E. CAINE on behalf of Creditor MTGLQ Investors, L.P. bcaine@parkermccay.com, BKcourtntices@parkermccay.com
 FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com, ecf_frpa@trusteel3.com
 JAMES P. MCGARRITY on behalf of Debtor Rhonda M Stratton mcgarritylaw@gmail.com, mcgarritybk@yahoo.com; jamespmcg@ecf.inforuptcy.com; jamespmcg@yahoo.com
 JAMES P. MCGARRITY on behalf of Plaintiff Rhonda Stratton mcgarritylaw@gmail.com, mcgarritybk@yahoo.com; jamespmcg@ecf.inforuptcy.com; jamespmcg@yahoo.com
 KEVIN G. MCDONALD on behalf of Creditor CitiBank, N.A., as Trustee for CMLTI Asset Trust bkgroup@kmlawgroup.com
 KEVIN M. BUTTERY on behalf of Creditor Citibank, N.A. kbuttery@rascrane.com
 LEWIS P. HANNAH on behalf of Defendant Marilyn T. McKinsey lhannah969@aol.com, Lphcourtfilings@verizon.net
 LEWIS P. HANNAH on behalf of Interested Party Marilyn McKinsey lhannah969@aol.com, Lphcourtfilings@verizon.net
 MEGAN N. HARPER on behalf of Creditor City of Philadelphia megan.harper@phila.gov, karenablaylock@phila.gov
 REBECCA ANN SOLARZ on behalf of Creditor MTGLQ INVESTORS, L.P. bkgroup@kmlawgroup.com
 REBECCA ANN SOLARZ on behalf of Creditor Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI bkgroup@kmlawgroup.com
 ROBERT J. DAVIDOW on behalf of Creditor Citibank, N.A., As Trustee For Cmlti Asset Trust robert.davidow@phelanhallinan.com
 ROBERT J. DAVIDOW on behalf of Creditor CitiBank, N.A., as Trustee for CMLTI Asset Trust robert.davidow@phelanhallinan.com
 SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com, ecf_frpa@trusteel3.com
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov
 WILLIAM MILLER*R on behalf of Trustee WILLIAM MILLER*R ecfemail@FredReigleCh13.com, ECF_FRPA@Trusteel3.com

TOTAL: 16

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA (Philadelphia)**

In Re:	:	
	:	Chapter 13
Rhonda M. Stratton	:	Case No. 18-12684-JKF
	:	
Debtor,	:	
	:	
-----	:	
	:	
MTGLQ Investors, L.P.	:	
	:	
Movant,	:	
v.	:	Hearing: July 17, 2019 at 9:30 a.m.
	:	Courtroom # 3
Rhonda M. Stratton	:	
	:	
Debtor,	:	
And	:	
	:	
Scott F. Waterman, Esquire	:	11 U.S.C. §362(d) and §1301
Trustee,	:	
	:	
Respondent.	:	
-----	:	

**STIPULATION RESOLVING
MOTION FOR RELIEF FROM THE AUTOMATIC STAY
AND CO-DEBTOR STAY**

THIS matter being opened to the Court by Brian E. Caine, Esquire, of the law office of Parker McCay P.A., attorney for the secured creditor, MTGLQ Investors, L.P. (hereinafter “Movant”), upon a Motion for Relief from the Automatic Stay and Co-Debtor Stay as to Real Property, more commonly known as 3308 Haverford Avenue, Philadelphia, PA 19104; and James P. McGarrity, Esquire appearing on behalf of Debtor, Rhonda M. Stratton, and it appearing that the parties have amicably resolved their differences and for good cause shown;

1. As of July 17, 2019, the post-petition arrears is **\$15,448.42**, as the debtor is presently due for the May 1, 2019 through July 1, 2019 post-petition mortgage payments.

2. Starting with the July 1, 2019 post-petition mortgage payment, and through and including the May 1, 2020 post-petition mortgage payment, debtor agrees to make the regular monthly payments to Movant as they become due – as a form of adequate protection. (The July 1, 2019 payment will be due July 25, 2019).

3. If the debtor fails to make any of the payments stated herein, as those payments become due, then Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay and co-debtor stay as to the mortgaged property herein.

4. The debtor intends to cure all of the pre-petition arrears and post-petition arrears by December 31, 2019. If the debtor does not cure all of the pre-petition arrears and post-petition arrears by December 31, 2019, then the debtor intends to sell the property by May 31, 2020.

5. If the debtor fails to sell the property by May 31, 2020, then Movant may file a Certification of Default with the Court and the Court shall enter an Order granting Movant relief from the automatic stay and co-debtor stay as to the mortgaged property herein.

The undersigned hereby consent to the form and entry of the within Stipulation.

/s/Brian E. Caine
Brian E. Caine, Esquire
Attorney for Movant

/s/James P. McGarrity
James P. McGarrity, Esquire
Attorney for Debtor

/s/Polly A. Langdon
Concurrence by the Chapter 13 Trustee

AND NOW, this 7th day of August, 2019, it is hereby ORDERED

that the foregoing Stipulation is approved, ~~xxx~~



Jean K. FitzSimon
Jean K. FitzSimon
U.S. Bankruptcy Judge
Eastern District of Pennsylvania